

February 1, 2018

DRAFT ADDENDUM Consideration to:

TCC October 5, 2017, Approved Comments on the Proposed Accessory Dwelling Unit Ordinance Changes

There is little dispute that what one owner does with their property can significantly affect their immediate neighbors (*latest example getting media coverage is clucking hens!*).

TCC is concerned that proposed revisions in the Accessory Dwelling Units ordinance do not sufficiently protect adjacent neighbors from the possible negative effects of adjacent large or tall ADUs — *especially detached and two-story structures*.

These concerns/negative impacts include:

- Potentially changing the overall character of a existing, long-established single-family neighborhood;
- The de facto result of essentially changing these zoning districts into R2 lots;
- Potential home/property devaluation if an ADU is built in an adjacent residential lot;
- Potential loss of enjoyment, sunlight, privacy and views for the adjacent residential home — especially if the ADU is two-story;
- Potential increase in traffic and on-street parking — especially in ‘old Turnagain,’ where the streets are narrow and have no sidewalks — and how that could negatively affect firefighting and EMT response times;
- Potential for more transient residents, such as short-term renters, not invested in the neighborhood;
- Potential overloading our aging sewer and electric service;

To address and mitigate these concerns, **TCC requests the Assembly modify the proposed ordinance as follows:**

In R-1 and R-1A lots:

- *Limit the average roof height of a detached ADU to 12 feet;*
- *Reduce the maximum allowable ADU size to 600 square feet on lots less than 10,000 square feet; and*
- *Allow owners proposing construction of a larger detached ADU or a two-story detached ADU (with the ten-foot side yard setback recommended by the PZC for two-story ADUs) to apply for a variance. This would appropriately give adjacent neighbors notice of the proposal and the opportunity to provide comments.*